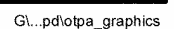


FOR ADDITIONAL INFORMATION CALL (703) 324-1210



AMENDMENT TO THE COMPREHENSIVE PLAN (2003 EDITION)

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline and deleted text shown with ~~striketrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2003 Edition, Area III, Fairfax Center Area as amended through July 11, 2005, Land Unit Recommendations, Land Use, Sub-unit Q5, page 90:

“Sub-unit Q5

This sub-unit is planned for office mixed-use at a maximum FAR of .40 at the overlay level. See Sub-unit P4 for an option at the overlay level for that portion of Sub-unit Q5 that is in Parcel 56-2((1))69A. The southeastern-most portion of Sub-unit Q5 contains an EQC that should be dedicated as open space. As an alternative to office mix, residential or residential/mixed-use development at 12 dwelling units per acre at the overlay level may be appropriate for portions of this sub-unit west of Ridge Top Road. Any proposal for residential or residential/mix must provide for the coordinated development of ~~Tax Map parcels 56-2((1))6 and 72, at~~ with neighboring parcels. At a minimum, development should provide for the extension of Government Center Parkway and dedicate land for development of a community park as outlined under the Parks and Recreation recommendations.”

MODIFY: Fairfax County Comprehensive Plan, 2003 Edition, Area III, Fairfax Center Area as amended through July 11, 2005, Land Unit Recommendations, Land Use, Sub-unit Q9, page 91:

“Sub-unit Q9

~~Most of the area in Sub-unit Q9 will be used to accommodate the extension of Waples Mill Road to Route 29 and the planned subconnector between Monument Drive and Waples Mill Road extended. Any remaining area in this sub-unit should be developed in office mixed-use development in concert with the parcels to the west in Sub-unit Q5 or in residential development with the parcels to the east in Sub-unit Q10.~~

Sub-unit Q9 consists of the area between Ridge Top Road and Waples Mill Road, north of Route 29. It is planned for office use at an intensity up to 0.70 FAR at the overlay level. As an option, with the consolidation of a minimum of 18 acres, residential/mixed-use at an intensity up to 1.2 FAR may be appropriate, provided that the following conditions are met:

- The character of the development should be primarily mid- or high-rise buildings with retail use integrated within the ground floor of residential and office buildings. Restaurants and ground-floor retail should help create an activity center for residents, visitors, and office workers. A defined and dynamic streetscape should be created along Ridge Top Road, Government Center Parkway, and all internal streets. Pad sites are not allowed.

- Buildings at the corner of Government Center Parkway and Ridge Top Road should be designed to incorporate ground floor retail. It is anticipated that at least 20,000 square feet of a variety of retail, restaurant, and community-serving uses should be located in the vicinity of this intersection.
- A minimum of a 50 foot vegetated buffer should extend from the planned right-of-way line to minimize noise and visual impacts of development along Route 29;
- The office component should total at least 200,000 gross square feet. However, up to 50,000 square feet of office use may be replaced by hotel use;
- The planned extension of Government Center Parkway to Waples Mill Road is to be constructed as a four-lane divided roadway within the first phase of development. Dedication of land, construction or contribution to the Fairfax Center Area Road fund should be made for the planned transportation improvements, which includes the Route 29 and Waples Mill Road interchange;
- Land uses along the periphery of the development should complement the design and orientation of the neighboring land uses. In general building heights should taper towards the south and east, or landscaping should offset and soften the transition of the building heights if this tapering is not feasible. Development also should provide substantial buffering and interparcel access to any unconsolidated parcels;
- A high quality, pedestrian-oriented living environment with recreation spaces, such as open lawn areas, urban parks, plazas and courtyards, should be provided to help meet the recreation needs of residents. Appropriate landscape features and pedestrian amenities, such as shading, seating, lighting, public art, bus shelters, trash cans, and other street amenities should be provided. A contribution should be made to offset the impact of this development on the active recreation facilities;
- Sidewalks and trails should safely connect the land uses within the development and to the surrounding area. These pedestrian pathways should be part of the overall circulation plan that should include continuous sidewalks, attractive pavement treatments, safe crossings, and bicycle facilities;
- An effective transportation demand management (TDM) program should be provided with each phase of development. It should encourage the use of alternative forms of transportation to reduce the number of vehicular trips. It should be based on the number and type of residential units and non-residential square footage, as deemed appropriate by the Department of Transportation. Any development should establish and implement strategies for the centralized management of the program. The TDM program could include staffing, resources, and dedicated areas for these services. Resources for telecommuting, transit subsidies, and “live where you work” incentives could be provided. Other programs could include, but

would not be limited to, rideshare, vanpool, and carpool matching services or guaranteed ride home programs;

- The majority of the required parking should be structured or underground. Attractive façade treatments that are consistent with the overall architectural design should be used for any portion of a parking structures that is visible from the street;
- A geotechnical study should be completed to identify the depth of the asbestos soils and provide appropriate abatement and public safety measures during construction;
- Prior to any development, a survey should be conducted to determine the presence of significant historic archeological resources, using the scope of services approved by the County. The sub-unit has a high potential for these resources as parcel 37 is known to have contained World War II Prisoner of War camp. Should any significant resources be found, then those resources should be conserved or the adverse impacts of any development mitigated. If resources are present, the applicant should work with the History Commission to write and fund the creation and installation of a historic marker on site;
- Affordable housing should be provided through compliance with the Affordable Dwelling Unit Ordinance, an appropriate proffer of land or units for affordable housing, or a financial contribution to the Fairfax County Housing Trust Fund. In addition, the provision of workforce housing to accommodate the needs of individuals or families making from 70 to 120 percent of the County's median income is encouraged; and,
- Any development should mitigate the impact of the residential component on public schools;

Any remaining, unconsolidated parcels may develop at an intensity up to 1.0 FAR office/mixed-use, if all relevant conditions above are achieved and appropriate inter-parcel access is provided to the adjacent development."

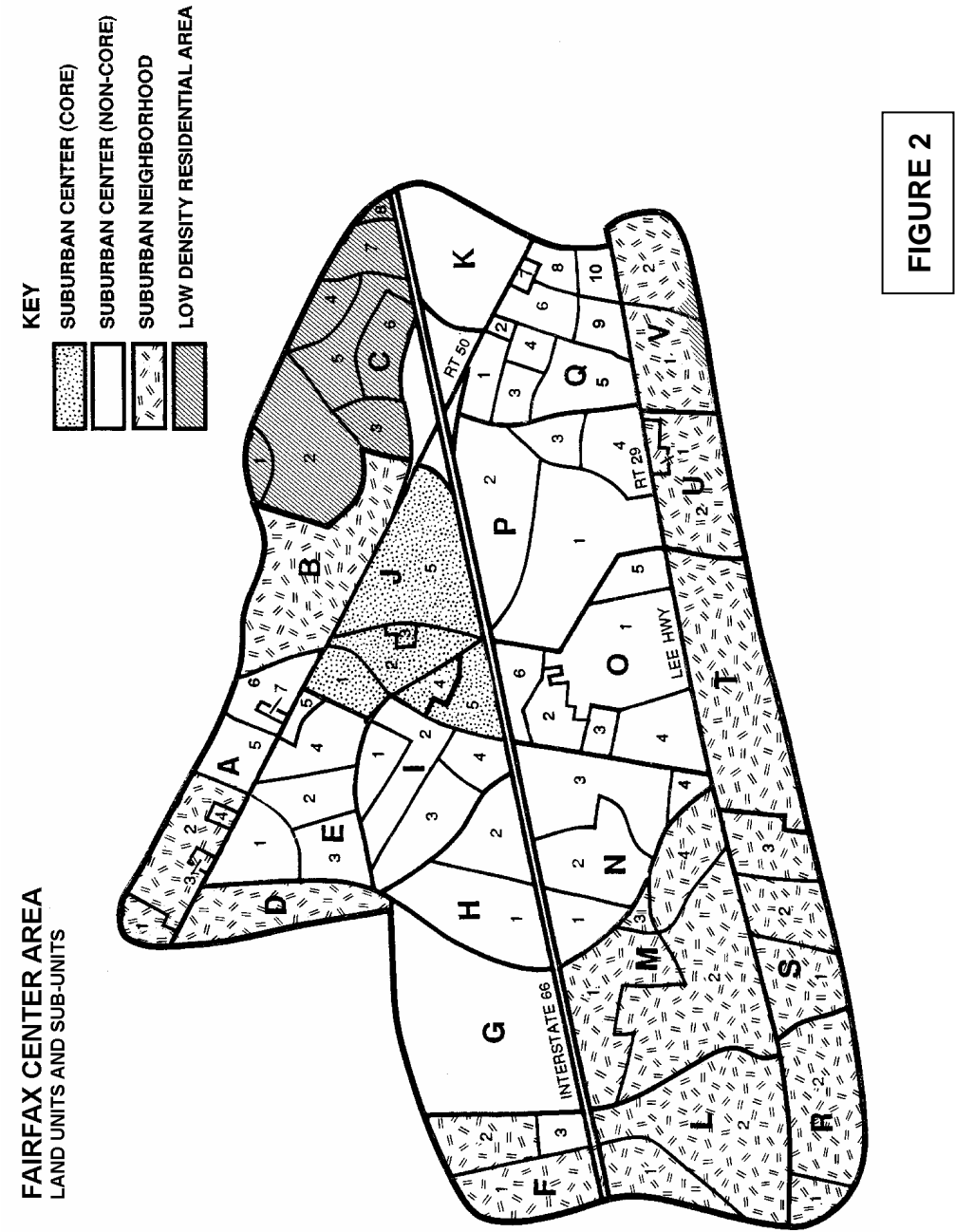
MODIFY: Fairfax County Comprehensive Plan, 2003 Edition, Area III, Fairfax Center Area as amended through July 11, 2005, Land Unit Land Use Summary Chart, Land Unit Q, page 92-93:

LAND UNIT SUMMARY CHART – LAND UNIT Q				
<u>Sub-units</u>	<u>Approximate Acreage</u>			
Q1	21			
Q2	4			
Q3	24			
Q4	21			
Q5	76 <u>52</u>			
Q6	27			
Q7	4			
Q8	17			
Q9	5			
<u>Q9</u>	<u>25</u>			
Q10	20 <u>21</u>			
<u>Sub-units</u>	<u>Recommended Use</u>	<u>Land</u>	<u>Intensity/ FAR</u>	<u>Density Units/Acre</u>
Baseline Level				
Q1, Q2, Q5, Q9 , Q10	RESIDENTIAL ¹			1
Q3, Q4	RESIDENTIAL			2
Q6, <u>Q9</u>	OFFICE		.15	
Q7	OFFICE;		.15	
	RETAIL		.15	
Q8	RETAIL		.15	
Intermediate Level				
Q1, Q2, Q3, Q4	RESIDENTIAL			5
Q5	OFFICE/MIX		.30	
Q6, <u>Q9</u>	OFFICE		.35	
Q7	OFFICE;		.35	
	RETAIL		.25	
Q8	RETAIL		.25	
Q9	OFFICE/MIX;		.30	
	RESIDENTIAL			10
Q10	RESIDENTIAL			10

LAND UNIT SUMMARY CHART – LAND UNIT Q (continued)			
<u>Sub-units</u>	<u>Recommended Land Use</u>	<u>Intensity/ FAR</u>	<u>Density Units/Acre</u>
Overlay Level			
Q1, Q2	OFFICE/MIX ² ; RESIDENTIAL/OPTION		16 ³
Q3, Q4	RESIDENTIAL		16
Q5 ¹	OFFICE/MIX; RESIDENTIAL ⁴ ; RESIDENTIAL/MIX ⁴	.40	
Q6, Q9 ⁵	OFFICE	.70	
Q7	OFFICE; RETAIL	.70 .35	
Q8	RETAIL	.35	
Q9	OFFICE/MIX; RESIDENTIAL	.40	20
Q10	RESIDENTIAL		20
<p>¹ See text for specific recommendations. For that portion of Sub-unit Q5 that is in Parcel 56-2((1)) 69A, see the text for Sub-unit P4 for an option at the overlay level.</p> <p>² The non-residential portion of the office mixed-use development should not exceed 300,000 gross square feet (GSF) of non-retail commercial use and 30,000 GFS of retail use.</p> <p>³ Residential units at 16 dwelling units per acre are allowed as an option.</p> <p>⁴ The residential or residential/mixed-use recommendation applies only to the portion of Sub-unit Q5 located west of ridge top Road.</p> <p>Note: Part of these sub-units is within the Water Supply Protection Overlay District.</p> <p>⁵ <u>Residential/Mixed-use at a 1.2 FAR may be appropriate with consolidation of at least 18 acres of the sub-unit and other conditions.</u></p>			

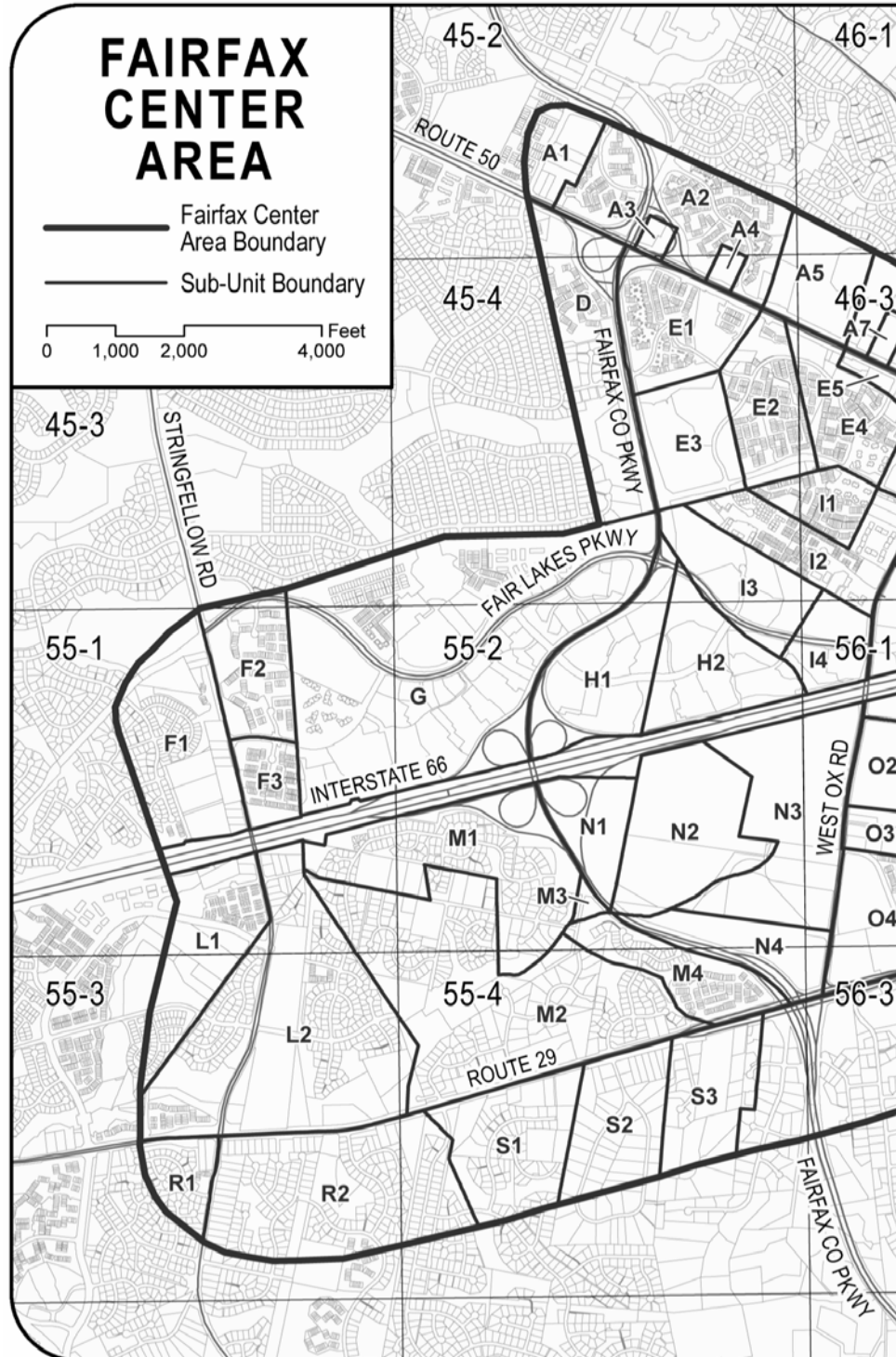
**MODIFY
FIGURE:**

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Fairfax Center Area as amended through July 11, 2005, Figure 2, Fairfax Center Area, Land Units and Sub-units, page 3, to show the revised configuration of Land Unit Q, Sub-units Q5, Q9 and Q10:



**MODIFY
FIGURE:**

Fairfax County Comprehensive Plan, Area III, 2003 edition, Fairfax Center Area as amended through July 11, 2005, Figure 15, Fairfax Center Area, pages 46 and 47, to show the revised configuration of Land Unit Q, Sub-units Q5, Q9 and Q10:



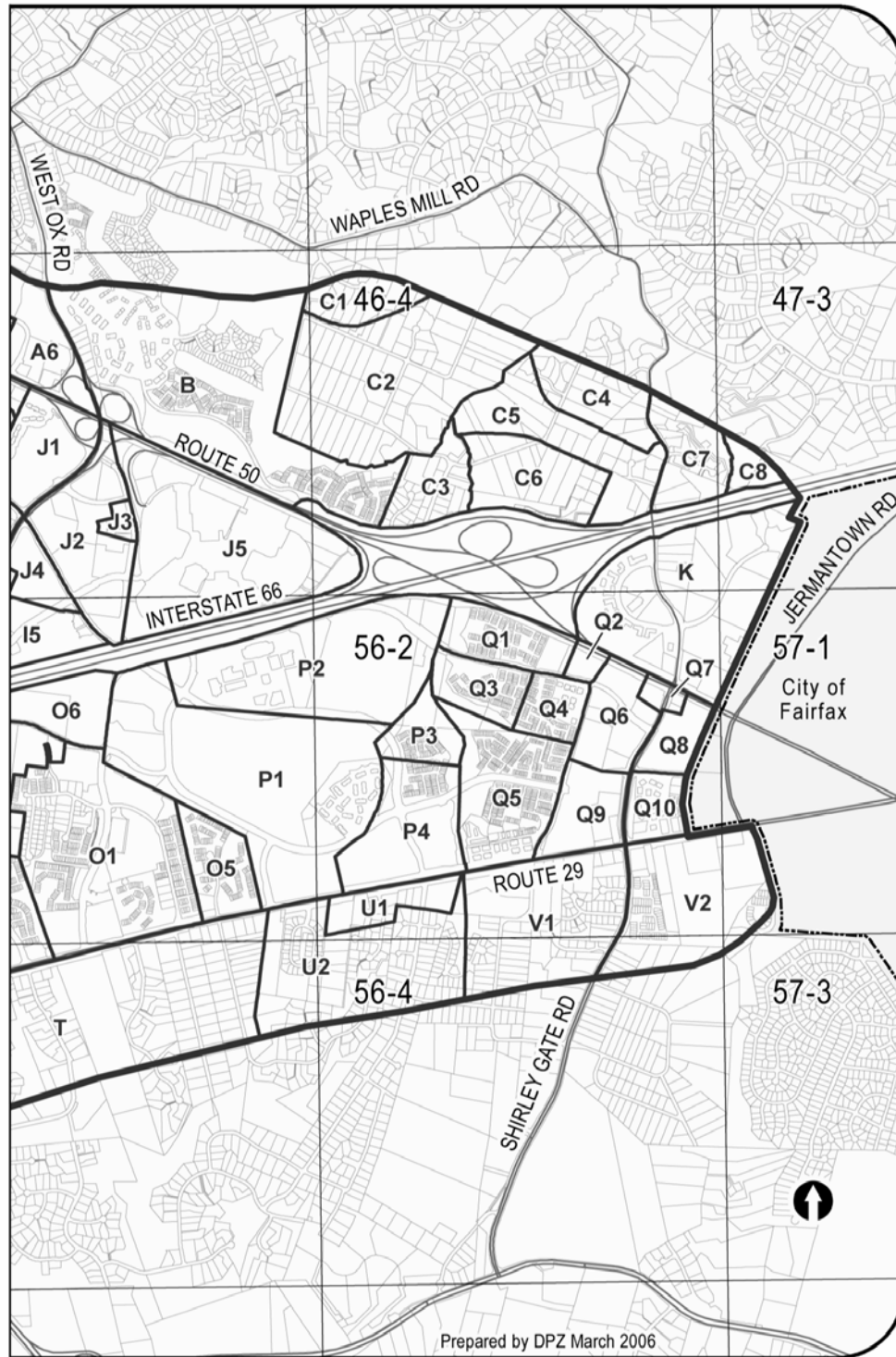


FIGURE 15